

**TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
SPECIAL MEETING
April 14, 2026
7:00pm**

7:00PM Marv Bennink called the meeting to order

MEMBERS PRESENT: Marv Bennink- Chairman, Shirley Bruin, Timothy Smith, Dick Temple and John Bronkema Also Present: Greg Ransford, planner and 4 members in the public.

APPROVAL OF THE AGENDA: Tim Smith motioned to approve the agenda. John Bronkema supported, and it was carried unanimously.

APPROVAL OF THE MINUTES FROM the February 19, 2026 SPECIAL MEETING: Dick Temple motioned to approve the minutes, Shirley Bruin supported and it carried unanimously.

NON-AGENDA ITEM INQUIRIES: None

NEW BUSINESS

- Public Hearing
 - o Ken VerWoert – 13953 Ironwood Dr – 70-10-01-400-055
 - o Seeking variance from Section 11.04(c)2 – Area Regulations

Greg Ransford takes the floor to highlight the projects background and the various steps the applicant has taken. The project originally submitted to PC about 5 yrs ago. It had expired. They made a few small changes and resubmitted the plans to the PC in March 2026 and is now here to seek relief for the setback requirements.

Tim Smith moves to open for public comment. Shirley Bruins seconds and the motion carried unanimously.

Sue & Durbin Haas 13965 Ironwood – Concerns about this project – the parking lot is adjacent to their property. The soil is clay and is concerned with flooding. Their water & sewer lines run thru the cut back. They also have a natural drain in the back to help with the current water levels. They live here as a residential home and are concerned that they will lose value in it. Concerned with the proximity of the building to their home and would like to see a 25ft set back requirement. Request to have additional trees or ornamental shrubs.

Discussion between applicant, public and commissioners. Discussion on water retention. Discussion of the set back requirements of the C-2 and R-P zonings. Applicant states that the Engineer has developed a plan that deals with the movement of water runoff to the back of the applicant's property.

Dewey Bultsma – states if there is a 25ft setback there will less water running onto the neighboring property.

Tim Smith moves to close public hearing, Dick Temple supports and the motion carries unanimously.

Discussion among Zoning Board Commissioners. Discussion about the 5 standards of review and how they are or not met.

Dick Temple motions to approve the application for a variance request given it is unique containing wetlands and is adjacent to commercially zoned property and commercially master planned property to the west, as it supports the corridor overlay and this variance request meets the 5 standards of review from Section 11.04(c)2 as outlined in the Decision and Order. Shirley Bruin supports. No Discussion. Motion carries unanimously.

OLD BUSINESS

- None

ZONING BOARD OF APPEALS MEMBER COMMENT: NONE

ADJOURNMENT: Shirley Burin motions for ADJOURNMENT at 7:59pm, Tim Smith seconded, and it carried unanimously.

Respectfully submitted,

Jennifer Bosch